

For Sale

2 and 52 Leewood Drive ORANGE

HIGH EXPOSURE INDUSTRIAL SITE

Orange is the largest urban area in Central West New South Wales, population circa 42,000.

The diversified regional economy of Orange is centred on mining, health services and government administration.

Location

At the entrance to Leewood Industrial Estate, 2.8 kilometres south of Orange CBD.

Description

Unique parcel of near-level industrial land at the entrance to Leewood Industrial estate with three street frontages and two street access points. DA approved for two-lot subdivision.

Land Area: 8,956 sqm

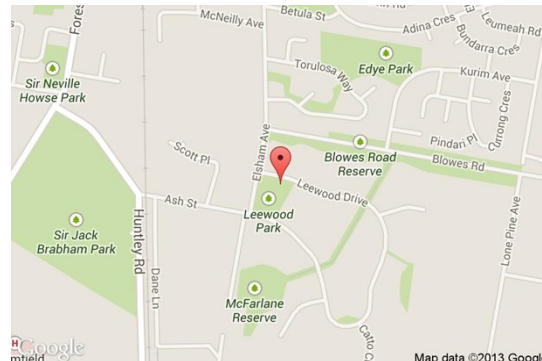
Zoning: IN1 General Industrial

Price: \$120/ sqm + GST

For more information please contact

David Hall
0429 656 101

Nigel Staniforth
0401 279 795



BENCHMARK
COMMERCIAL

194B Lords Place, Orange NSW 2800

Telephone: (02) 63 62 5988
Email: sales@bmpa.com.au
Web: www.bmpa.com.au

PLAN FORM 2

Plan Drawing only to appear in this space

OFFICE USE ONLY

CONDITIONS, SEALS AND STATEMENTS OF APPLICANT TO BE ADDED TO THIS DRAWING TO COMPLETE APPLICATION FOR SUBDIVISION. THESE SHOULD BE ADDED TO THE DRAWING TO COMPLETE APPLICATION FOR SUBDIVISION. THESE SHOULD BE ADDED TO THE DRAWING TO COMPLETE APPLICATION FOR SUBDIVISION.

THE COMMON SEAL OF THE COUNCIL OF THE CITY OF ORANGE WAS HERE TO AFFIXED ON THE 21 MARCH 2007 IN ADOPTION OF A RESOLUTION OF COUNCIL PASSED ON THE 15 FEBRUARY 2007.

[Signature]
COUNCILLOR

[Signature]
COUNCILLOR



Department of Lands Approval

I, the undersigned, in certifying this plan certify that all necessary approvals in regard to the situation of the land shown herein have been given.

Signature:

Date:

Office:

Subdivision Certificate

I certify that the provisions of s.88B of the Development Planning and Management Act 1973 have been satisfied in relation to the proposed

SUBDIVISION of the land

located in the

Local Authority ORANGE CITY COUNCIL

Block of subdivision 21-03-2007

Subdivision Certificate No. 4563

File No. AR 6036

Date of issue 11/03/07

Drawn by 11/03/07

Checked by 11/03/07

Scale 1:1000

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M.G.A. COORDINATES

TOWN	EASTING	NORTHING	ZONE	CLASS/ORDER
SSM 18878	646 197 706	6 522 582 163	70S	B 2
SSM 18879	646 198 251	6 522 582 544	70S	B 2
SSM 18880	646 198 316	6 522 582 851	70S	B 2
SSM 18881	646 198 371	6 522 582 141	70S	B 2

SOURCE: SCRS P.M. NOVEMBER 2006
COMBINED SCALE FACTOR = 0.999991

REFERENCE TO CORNERS

COR	BEARING	DIST	FROM	GRIVEN
A	202°24'	0.50	BN CB FD	DP 25507
B	208°32'	0.89	SHAWING FD IN 48	RE
			UNKNOWN ORIGIN	
C	100°24'	0.58	BN CB FD	DP 25507
D	102°24'	2.68	BN SHAWING FD	DP 25507
E	102°24'	2.49	SHAWING FD IN 48	RE
			UNKNOWN ORIGIN	
F	102°24'	2.49	SHAWING FD IN 48	RE
			UNKNOWN ORIGIN	
G	112°24'	0.95	SSM 5838	RE
H	102°24'	0.95	SHAWING FD IN 48	RE
			UNKNOWN ORIGIN	
J	247°04'	0.84	BN SHAWING FD	DP 25507
K	102°24'	1.0	BN SHAWING FD	DP 25507

SHORT LINES & ARCS

LINE	BEARINGS	DIST	ARC	RADIUS
1	102°30'00"	14.975	149.09	16.5
2	102°30'00"	14.975	149.09	16.5
3	102°30'00"	14.975	149.09	16.5
4	102°30'00"	14.975	149.09	16.5
5	102°30'00"	14.975	149.09	16.5
6	102°30'00"	14.975	149.09	16.5
7	102°30'00"	14.975	149.09	16.5
8	102°30'00"	14.975	149.09	16.5
9	102°30'00"	14.975	149.09	16.5
10	102°30'00"	14.975	149.09	16.5
11	102°30'00"	14.975	149.09	16.5

- 1) EASEMENT TO DRAIN WATER 4' WIDE
- 2) EASEMENT TO DRAIN SEWAGE 8' WIDE

DP1111123
Registered: 1-5-2007 &
Title System: TORRENS
Purpose: SUBDIVISION
Ref. Map: P0012-74
Last Plan: DP25507

PLAN OF SUBDIVISION OF LOT 31 DP 25507
Lengths are in metres. Reduction Scale: 1:500
LGA: ORANGE
Suburb/Locality: ORANGE
Parish: ORANGE
County: BATHURST

I, CRAIG ARTHUR JACOBS
of CRAIG JACOBS & ASSOC. (INCORPORATED) P/L
of 80 BOX 8704 ORANGE NSW 2800
do hereby certify that the Survey and the Survey Plan are correct and that the Survey and the Survey Plan are correct and that the Survey and the Survey Plan are correct.

Plan used in preparation of Survey Certificate
DP 25507
DP 24925
DP 12925
DP 24305

NOTE: FOR USE ONLY by instrument of subdivision to dedicate public roads, to create public reserves, drainage easements, easements, restrictions on the use of land or similar easements.

- IT IS INTENDED TO DEDICATE LOT 100 AS PUBLIC RESERVE
- PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1999-2002 IT IS INTENDED TO CREATE:
- 1) EASEMENT TO DRAIN WATER 4' WIDE
- 2) EASEMENT TO DRAIN SEWAGE 8' WIDE
- 3) RESTRICTION AS TO USAGE.

M:\1019476 /Dwg/DP 1111123 P /DWG/11-May-2007 /AS:1:SC:DW /Vrt:04-Sep-2007 14:30 /Ppa:ALL /Seq:1 of 1